

**MINUTES OF THE CITY PLANNING COMMISSION
J. MARTIN GRIESEL CONFERENCE ROOM**

**November 7, 2003
9:00 AM**

Present: Appointed members: Donald Mooney, Peter Witte, Jacquelyn McCray; Valerie Lemmie, City Manager; Community Development and Planning Staff: Antoinette A. Selvey-Maddox, Assistant Director, Skip Forwood, Acting Chief Planner

Mr. Mooney called the meeting to order.

MINUTES

The minutes of August 28, 2003, September 19, 2003 and October 17, 2003 of the City Planning Commission (CPC) meetings were presented for consideration.

Ms. McCray had a correction to the September 19, 2003 minutes on page 6 "a clear rationale and criteria should be documented for all changes to and from the RMZ zoning designation."

Motion: Ms. McCray moved approval of the minutes of August 28, 2003 September 19, 2003 with the noted correction and October 17, 2003.

Second: Mr. Mooney

Vote: All ayes (4-0), motion carries.

CONSENT ITEM

REPORT AND RECOMMENDATION FOR A LEASE WITH THE UNIVERSITY OF CINCINNATI FOR THE GIBSON HOUSE LOCATED AT 425 OAK STREET IN AVONDALE.

The University of Cincinnati (UC) has been leasing the Gibson House located at 425 Oak Street in Avondale since 1978 under a current lease, which is expiring. UC wishes to continue leasing the Gibson House under a new lease negotiated with the City and has been approved by the Board of Park Commissioners who control the said property that is no longer needed for any municipal purpose during the term of the lease.

The term of this lease shall be for a period of five (5) years, commencing on the 1st day of July 2003 and ending on the 30th day of June 2008, subject to appropriations of the General Assembly of the State of Ohio to Lessee. Lessee covenants that it shall make all efforts to retain the present architectural character and style of the

premises, and to make no alterations to the premises inconsistent with such existing character and style and without first obtaining written consent from the Lessor. Lessee will maintain the upkeep and landscaping of the grounds surrounding the premises, including but not limited to lawn care, the planting and care of shrubs, plants, and other foliage, and the collecting and disposing of litter on the grounds surrounding the premises, such maintenance and upkeep by Lessor excepts that property so leased to Lessee. Staff recommends approval.

Motion: Ms. McCray moved approval of the lease.

Second: Ms. Lemmie

Vote: All ayes (4-0), motion carries.

DISCUSSION

REPORT AND RECOMMENDATION ON THE DESIGNATION OF A NINE-MONTH EXTENSION FOR INTERIM DEVELOPMENT CONTROL DISTRICT NO.57 FOR THE KENNEDY HEIGHTS-MONTGOMERY ROAD COMMERCIAL CORRIDOR IDC.

Felix Bere, Senior City Planner stated that the City Administration recommends extending IDC No. 57 for an additional nine months in Kennedy Heights. He stated that the Planning Commission approved a three-month IDC NO. 57 that will expire December 23, 2003. The community and the Department of Community Development and Planning are going to be studying for possible zone changes. He stated that after the three-month IDC was approved by the City Planning Commission and City Council, a staff conference was held on October 22, 2003 to hear from property owners. Those in attendance were in support of the nine-month extension.

Mr. Bere stated the community council is in support of the IDC for another nine months because this corridor is in the vicinity of Kennedy Heights and Montgomery Road which is highly visible and critical to the community. The IDC will also protect the new Kennedy Heights Community Center. Staff recommends approval.

Rhonda Frey, 225 W. Court Street, 45202 is representing the owner at 6549 Montgomery Road. Ms. Frey stated that her client is opposed to the IDC because he purchased the property with the intent of constructing a drive-through beverage store that is consistent with the current zoning. Ms. Frey stated that her client has submitted a building permit application and is requesting the permit be approved consistent with the current zoning of the property.

Motion: Mr. Witte moved approval to extend IDC No. 57 for an additional nine months.

Second: Ms. Lemmie

Vote: All ayes (4-0), motion carries.

REQUEST FROM THE DEPARTMENT OF BUILDINGS AND INSPECTIONS TO GRANT MODIFICATIONS TO THE HEIGHT REQUIREMENTS CONCERNING A PROPOSED NEW HANGAR AT 358 WILMER AVENUE, LUNKEN AIRPORT.

Steve Briggs, Senior City Planning stated that this request is for two hangar bays and offices at 358 Wilmer Avenue, Lunken Airport. Mr. Briggs stated that the height limit in the M-1 zone is 35 feet. The proposal is for 37 ½ feet; the modification being requested is for two and one-half feet. Staff recommends approval.

Motion: Ms. McCray moved approval of the height modification.

Second: Ms. Lemmie

Vote: All ayes (4-0), motion carries.

REPORT AND RECOMMENDATION ON A DRAFT OF THE HARRISON AVENUE NBD URBAN RENEWAL PLAN AND THE GLENMORE AVENUE NBD URBAN DESIGN PLAN.

Katherine Keough-Jurs, City Planner stated that the Office of Architecture and Urban Design completed the plan. Ms. Keough-Jurs stated that this plan is a draft but that the plan was prepared with final details and that any comments or recommended changes will be included in the final plan. Ms. Keough-Jurs confirmed that the community council would like to have this plan approved as soon as possible. Staff recommends acceptance.

Jeff Stine, Senior Architect, Office of Architecture and Urban Design stated that these Westwood NBDs are very typical of many others in the City. These NBDs are adjacent to the City of Cheviot on the western side of Harrison Avenue and the northern side of Glenway Avenue. Mr. Stine stated that the outlying suburban neighborhoods of Cincinnati often feel like their neighborhood is just a past through to get to other destinations. Orientation and character is an issue and the City and the neighborhoods would like to bring them back to a more pedestrian-oriented character. Mr. Stine believes that there is a good mix of residential/commercial in both plans with a strong residential neighborhood around Harrison Avenue and Glenmore Avenue. The businesses on Glenmore Avenue are more service oriented; the Harrison Avenue NBD has auto-oriented businesses around the Boudinot and Harrison District.

Mr. Stine stated that Harrison Avenue has pie shaped development parcels which are problematic in shape and size. Parking is a problem, and because of the grid pattern, to get a sufficient amount of parking, a substantial amount of residential properties would be needed. Mr. Stine avowed that Glenmore Avenue has a lot of left turn conflicts between pedestrians and traffic.

Safety is more of a concern to the business owners. According to a survey, customers and residents both feel these two neighborhood business districts are fairly safe.

The City staff met with the City Manager of Cheviot and he would like to work with the City to Develop businesses on the Cheviot side of the district. Although Cheviot has no money to help the City, this could be a strong working relationship between two cities to get things done.

Mr. Stine stated that Harrison Avenue became an Urban Renewal Plan because of several auto service businesses on tight lots that have cars piled over the sidewalk. Several property owners are either absentee or not on site and several properties within the district have fallen into disrepair. There is the possibility of parking expansion that is very limited in scope.

Mark Minges, 3155 Harrison Avenue, 45211 acknowledged the delay to get these plans in front of the City Planning Commission has been very frustrating for the community. Mr. Minges stated that there are a lot of things on the horizon that are dependent on the plan and encouraged the City Planning Commission to give this serious consideration to get it finished.

Mr. Mooney acknowledged the effort by the community and the staff. Mr. Mooney also let Mr. Minges know that he appreciates him sticking with the process, because obviously the goal is to improve the community.

Ms. McCray asked if there were any strategies for implementation, timing, phasing and funding. Mr. Stine responded that on several other projects the community has reinvigorated their Urban Renewal Corporation and the community has been working through the CPR process for items such as removing an abandoned building and providing additional parking. Mr. Stine stated that there are no long-term money strategies in place. Mr. Minges stated that the community is working with some other organizations to get a market study done and are actively seeking funding on a project by project basis.

Jim Farr, 3043 Temple Avenue, 45211 asked if it is the intent of the plan to exclude automobile related businesses in this area. Mr. Stine responded that because of the shape and limited size of the development parcels, auto repair businesses are not suited to this area but are more suited for Glenway Avenue and Ferguson Avenue in Westwood.

Mr. Mooney stated that there is no plan to relocate these businesses at this point but asked what the policy favors in terms of uses. Mr. Stine responded that Westwood would like the district to become a more pedestrian-oriented district instead of an auto-oriented district and is not sure how that would work with auto repair and service businesses.

Mr. Witte asked about the community's reaction to the Walgreen's and the US Bank redevelopment. Mr. Stine responded that many residents were opposed at the time but are happy that the development has gone forward. He said he was not sure the neighborhood is happy with a lot of the details such as the parking lot which is constructed at eye level, which is not good for the district.

Mr. Minges states that overall the development is an improvement over some of the buildings that existed on the sites. The community is not happy about losing the 1920s bank building; although most of the limestone from the front of the building was salvaged and there will be a new Westwood sign constructed on a triangular site in a week or two.

Motion: Ms. Lemmie moved acceptance of the plan.

Second: Ms. McCray

Voted: All ayes (4-0), motion carries.

ADJOURNMENT

With no further business to consider, the meeting was adjourned.

Antoinette A. Selvey-Maddox,
Assistant Director
Community Development & Planning

Donald J. Mooney, Chairman
City Planning Commission

Date: _____

Date: _____